BLOCK 39 LOT S1/2 OF 2
IN OR 2396/279
CITY OF FDNA BEACH

FYRE HOLDINGS II LLC
227 SOUTH 7TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0039-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

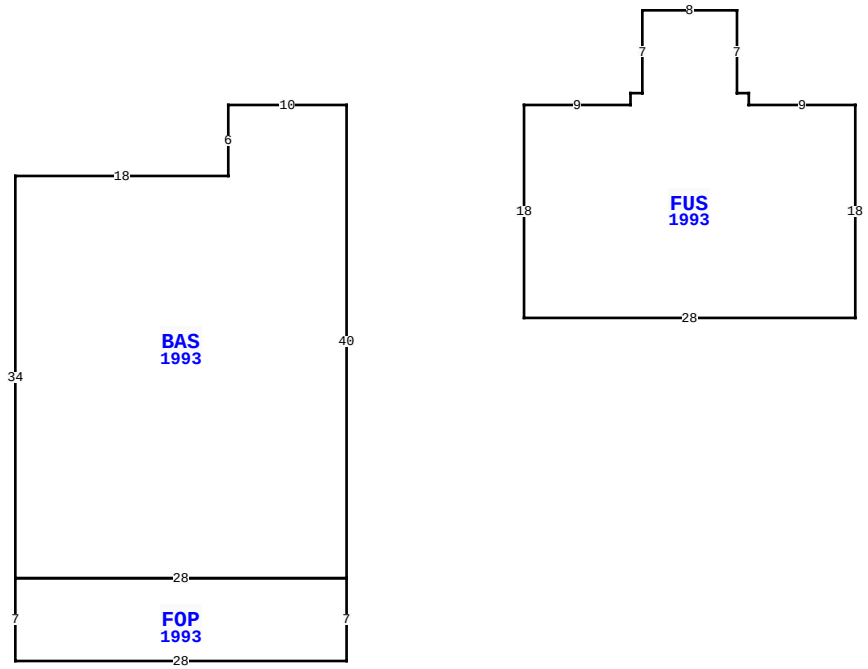
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	3900	HOTELS AND MOTELS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1993	1,012	107,355
FOP	196	30	1993	59	6,259
FUS	570	100	1993	570	60,466
TOTALS	1,778			1,641	174,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3902	01	1,641	94.8600	146.32	240,111	1900	1985	0	0	0	27.50	72.50

1 BED & BRKT 0% - 0 Heated Area: 1582 HX Base Yr



216 S 6TH ST, FERNANDINA BEACH

BLD DATE	11/29/2021	KK	LGL DATE		
XF DATE			LAND DATE	05/05/2026	DC
INC DATE	05/19/2026	DC	AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,080
TOTAL MARKET OB/XF VALUE		3,172
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		452,252
SOH/AGL Deduction		64,598
ASSESSED VALUE		387,654
TOTAL EXEMPTION VALUE	HI	0
BASE TAXABLE VALUE		387,654
TOTAL JUST VALUE		452,252
NCON VALUE		0
INCOME VALUE		184398
PREVIOUS YEAR MKT VALUE		363,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220279	XFOB - DECK	20,000	07/18/2022
01962021	XFOB - FENCE	0	02/09/2021
20130768	H/AC	2,500	04/11/2013
7633	REPAIR/RRF	1,800	04/12/1993
7089	REMODEL	10,000	06/09/1992
7055	REMODEL	34,000	05/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2396/0279	9/28/2020	WD	Q	I	05	1,932,000
GRANTOR: FAIRBANKS HOUSE INC						
GRANTEE: FYRE HOLDINGS II LL						
0817/1000	12/19/1997	WD	U	I	16	150,000
GRANTOR: SMELKER NELSON T & MA						
GRANTEE: FAIRBANKS HOUSE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S6 W18 S34 FOP=[YR=1993] S7 E28 N7 W28 $ E28 N40 $ PTR= E15 FUS=[YR=1993] E9 N1 E1 N7 E8 S7 E1 S1 E9 S18 W28 N18 $ W15 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1243	WD DECK F	0	0	8	14	112.00	SF	8.00	8.00	100	1996	1996	3	20	179	
2	0851	PATIO STON	0	0	4	7	28.00	SF	0.75	0.75	100	2004	2004	3	82	17	
3	1243	WD DECK F	0	0	20	20	400.00	SF	8.00	8.00	100	2024	2023		93	2,976	

LAND DESCRIPTION

TOTAL OB/XF 3,172

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003910	C	HOTEL	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS